



COMMUNITY DEVELOPMENT
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Building Division
Engineering Division
Planning Division
Code Enforcement

AGENDA
DOUGLAS COUNTY PLANNING COMMISSION
November 10, 2015

A meeting of the Douglas County Planning Commission will be held on **November 10, 2015** beginning at **1:00 p.m.** The meeting will be held in the Douglas County Commissioner Meeting Room of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada. The time of agenda items is approximate. ***The Planning Commission may also be meeting for lunch on the same day, at Katie's Country Kitchen, located inside the Carson Valley Inn at 1627 Highway 395 N, Minden, NV. Members of the public, press, and staff are welcome. This is a social gathering; no Planning Commission business will be discussed.***

The Planning Commission reserves the right to take items in a different order; to combine two or more agenda items for consideration; and to remove items from the agenda or delay discussion relating to an item on the agenda at any time.

It is the intent of the Planning Commission to protect the dignity of citizens who wish to comment before the Commission. It is also the members' wish to provide the citizens of Douglas County with an environment that upholds the highest professional standards. Citizens should have the ability to freely comment on items and/or projects that are brought before the Commission for action without interference.

In order to ensure that every citizen desiring to speak before the Commission has the opportunity to express his/her opinion, it is requested that the audience refrain from making comments, hand clapping or making any remarks or gestures that may interrupt, interfere or prevent the speaker from commenting on any present or future project. The Commission, through its chair, may prohibit a comment if the comment is on a topic that is not relevant to, or within the authority of the public body or if the comment is repetitious or willfully disruptive of the meeting. Written materials filed with the Clerk are part of the record and do not need to be read aloud. Citizens and applicants alike are encouraged to submit written materials well in advance of the scheduled meeting so that the Planning Commissioners will have time to review them before the public hearings begin.

Persons desiring an opportunity to address the Planning Commission who are not able to attend the meeting are requested to complete and submit a "Comment Card" to the Chair at the main podium prior to the convening of the meeting. Cards are located at the main entrance to the meeting room.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the County Clerk's Office in writing at P.O. Box 218, Minden, Nevada 89423 or by calling 782-9020 at least 20 hours in advance.

Call to Order and Determination of Quorum.

Pledge of Allegiance.

Public Comment. (No Action Can Be Taken)

At this time, public comment will be taken on those items and matters within the jurisdiction and control of the Planning Commission including, Presentations, Planning Matters and/or subjects not on agenda. Public comment on specific items agendized "for possible action" will be taken during consideration of that item. Public Comment is limited to 3 minutes per speaker. The Planning Commission uses timing lights in an effort to ensure that everyone gets to speak for the same amount of time. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left. Once the light goes red, please be seated.

For possible action. Approval of Agenda.

For possible action. Disposition of the October 13, 2015 Meeting Minutes.

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Public Hearings.

- 1. For possible action. Discussion on Development Application DA 15-067, a request for a Special Use Permit for a proposed 80 foot tall monopole telecommunications tower with six antennas and associated equipment. The subject property is located at the northeast corner of Hay Ewe Lane and Heybourne Road in the LI (Light Industrial) zoning district and in the Airport Community Plan area. The applicant is Complete Wireless Consulting, Inc. APN 1320-05-001-007**
Case Planner: Heather Anderson (775) 782-6210 handerson@douglasnv.us
- 2. For possible action. Discussion on the selection of Redevelopment Area No. 2 within the Lake Tahoe Basin area of Douglas County, per the provisions of NRS 279.524-528, for evaluation and formulation of a preliminary redevelopment area plan to be considered by the Douglas County Redevelopment Agency.**
Case Planner: Hope Sullivan (775) 782-6200 hsullivan@douglasnv.us
- 3. For possible action. Discussion on Development Application DA 14-064, a request for a Special Use Permit to allow an open and subsurface mining operation for the removal of aggregate and materials for processing, including a portable concrete batch plant and asphalt plant. The request also includes a variance to roadway improvement standards allowing asphalt grindings for Stockyard Road, Heybourne Road and Muller Parkway. The subject property is located at 2118 Stockyard Road in the PF (Public Facilities) zoning district and the East Valley/Pinenut/Johnson Lane Community Plan areas. The applicant is Douglas County Sewer Improvement District (DCSID). APN: 1321-00-014-026**
Case Planner: Hope Sullivan (775) 782-6200 hsullivan@douglasnv.us
Case Engineer: Barbra Resnik (775) 782-6234 bresnik@douglasnv.us
- 4. For possible action. Discussion on Development Applications DA 15-049, a request for a Master Plan Map Amendment, and DA 15-050, a request for a Zoning Map Amendment to redesignate 10.03 acres adjacent to the Genoa Lakes Ranch Golf Course as follows: 1) Master Plan Map Amendment (ref. PC Resolution No. 2015-02) to change the land use designation from Commercial to Multi-Family Residential (6-16 du/acre), and (2) Zoning Map Amendment to change the zoning district from TC (Tourist Commercial) to MFR (Multi-Family Residential). The property is located at 420 Mountain Meadow Drive in the Genoa Community Plan Area. This application is being made concurrently with a request for a Planned Development (PD) Overlay, a Tentative Subdivision Map, and associated variances. The applicant is Sloan Gordon for Gordon Consulting, Inc. APN: 1419-26-202-001**
Case Planner: Heather Anderson (775) 782-6210 handerson@douglasnv.us
Project Engineer: Barbra Resnik (775) 782-6234 bresnik@douglasnv.us
- 5. For possible action. Discussion on Planned Development PD 15-001, a request for the following: 1) a Planned Development Overlay zone, changing the zoning from MFR (Multi-Family Residential) to MFR (Multi-Family Residential) Planned Development (PD) Overlay; 2) a Tentative Subdivision Map to subdivide 10.03 acres into 75 parcels, the smallest being 1,600 square feet in area (building envelope) with 2.9 acres of open space; 3) approval of three private roads; and 4) a variance to improvement standards for the road right-of-way width, roadway improvements, and allowing the utility easements to be located within the road right-of-way. The property is located at 420 Mountain Meadow Drive within the Genoa Community Plan area. This application is being made concurrently with a request for a Master Plan Map Amendment (DA 15-049) and a Zoning Map Amendment (DA 15-050). The applicant is Sloan Gordon of Gordon Consulting, Inc. APN: 1419-26-202-001**
Case Planner: Heather Anderson (775) 782-6210 handerson@douglasnv.us
Project Engineer: Barbra Resnik (775) 782-6234 bresnik@douglasnv.us

6. **For possible action. Discussion on Land Division Application LDA 15-026, a request for a Tentative Subdivision map, Tahoe Shores, LLC, for 15 lots for multi-family units on 19.73 acres, the smallest lot being 8,227 square feet. The subject property is located at 346 Eugene Drive in the R-077 and R-070A zoning districts in the Lake Tahoe planning area. The applicant is also requesting a variance to roadway standards so as to yield a road width of less than 60 feet. The applicant is Kara Thiel of Feldman, McLaughlin & Thiel LLP. APN 1318-22-002-002 and 1318-22-002-001**

Case Planner:	Ted Kozak	(775) 782-6212	tkozak@douglasnv.us
Case Engineer:	Barbra Resnik	(775) 782-6234	bresnik@douglasnv.us

Adjournment.

*Copies of Community Development Staff Reports can be requested by calling the Development Coordinator, (775) 782-6217 or in person (Monday – Thursday, 8:00 a.m. – 3:00 p.m. and Friday 8:00 a.m. – 12:00 p.m.) 1594 Esmeralda Ave., Room 217, Minden, Nevada. Community Development Staff Reports can also be found at <http://www.douglascountynv.gov>. During the public hearing, Community Development Staff Reports can be viewed in the Public Information Binder located at the entrance to the meeting room.

*Community Development Staff Reports are available, at a minimum, 3 days prior to the meeting.

Copies of this notice are posted at the Douglas County Administrative Building (Historic Courthouse), Douglas County Community Development (Minden Inn), Douglas County Judicial and Law Enforcement Center, the Minden Post Office. This notice will be posted on the Douglas County website – <http://www.douglascountynv.gov>. However, this Commission does not maintain the listed website and therefore timely posting of agendas on the website cannot be guaranteed.

TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED